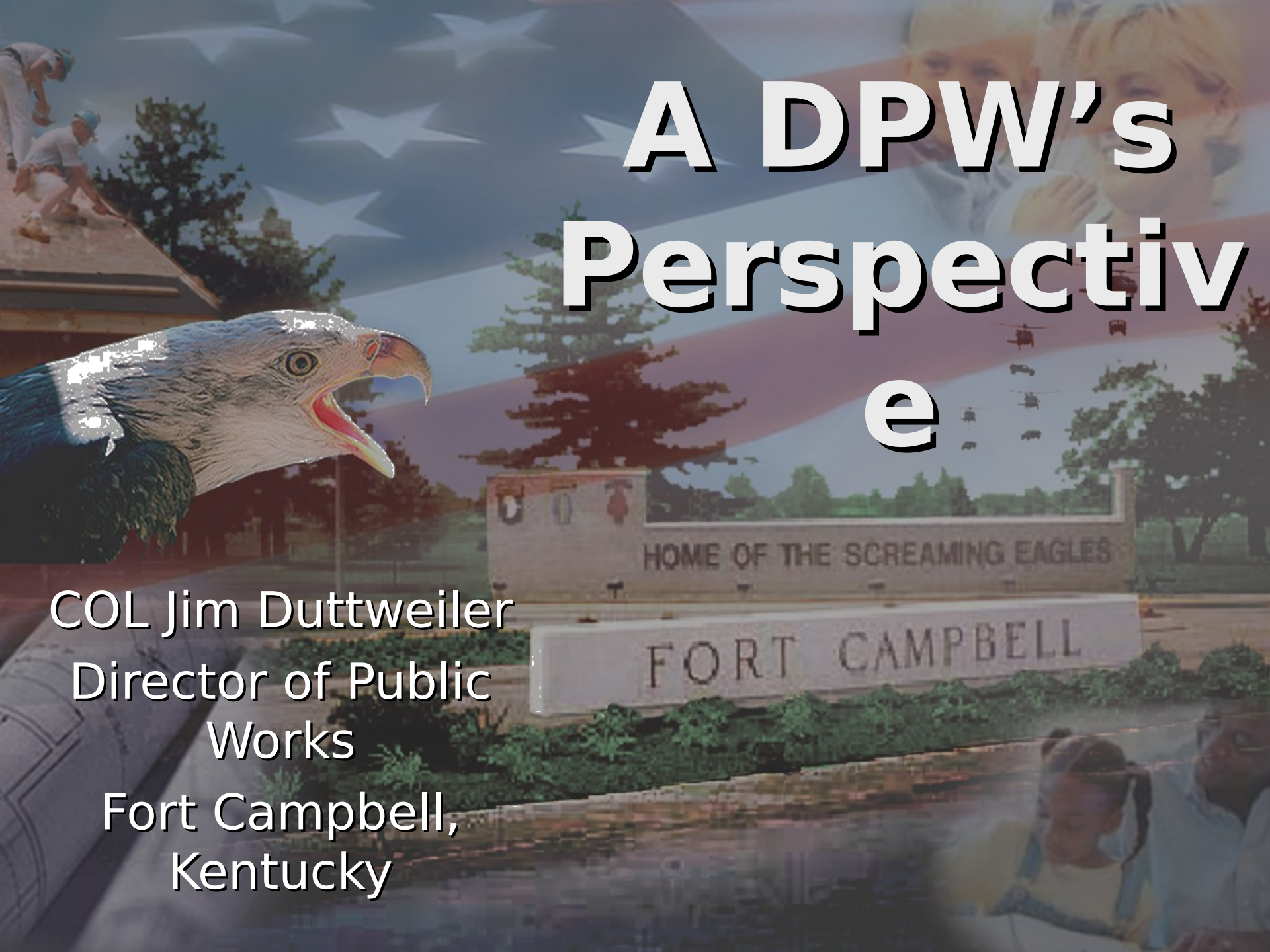


A DPW's Perspective

COL Jim Duttweiler
Director of Public
Works
Fort Campbell,
Kentucky



Topics

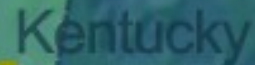
- Introduction
- Fort Campbell SITREP
- RCI at Fort Campbell
- Housing Challenges
- Managing Expectations
- The Future Army
- Who's it for?

Introduction ("Semper Me")

- 22 years as a military dependent / ROTC
- 23 ½ years active duty
- 6 years as a DPW & 1 year in ASA(I&E)
- 20 years in Military Family Housing
 - FT Eustis, FT Belvoir, FT Richardson, Chanute AFB, FT Riley, Heidelberg, FT Campbell
 - Capehart, duplexes, stairwell, single family home
- Wife is an Army "brat," too

Louisville

Nashville



Christian

Stewart

Montgomery

Tennessee

A Heritage of Excellence



101st Airborne Division (Air Assault)





160th Special Operations Aviation
Regiment

5th Special Forces Group (A)



Fort Campbell SITREP

BLUF: Transforming, High OPTEMPO, Packed to the gills

- 27,650 soldiers (+4,400 from a year ago)
- 2,700 soldiers deployed / Division deploys later this year
- 15,600 families (28,000 family members)
- 9,388 barracks spaces
- 4,094 active housing units
- DoD School System: K-12

Fort Campbell Housing

- 4,094 active housing units
 - Built from 1948 thru 2003
- 3 historical houses (General Officer)
- 15 person Government Housing Office
 - Housing Services (CHRRS)
 - Engineering

Wherry Housing c. 1948



COL Jim Duttweiler, IMSE-CAM-PW, james.duttweiler@us.army.mil,
DSN 635-9700 COMM (270) 798-9700 27 January 2005

c. 1957



COL Jim Duttweiler, IMSE-CAM-PW, james.duttweiler@us.army.mil,
DSN 635-9700 COMM (270) 798-9700 27 January 2005

c. 1960



c. 1974

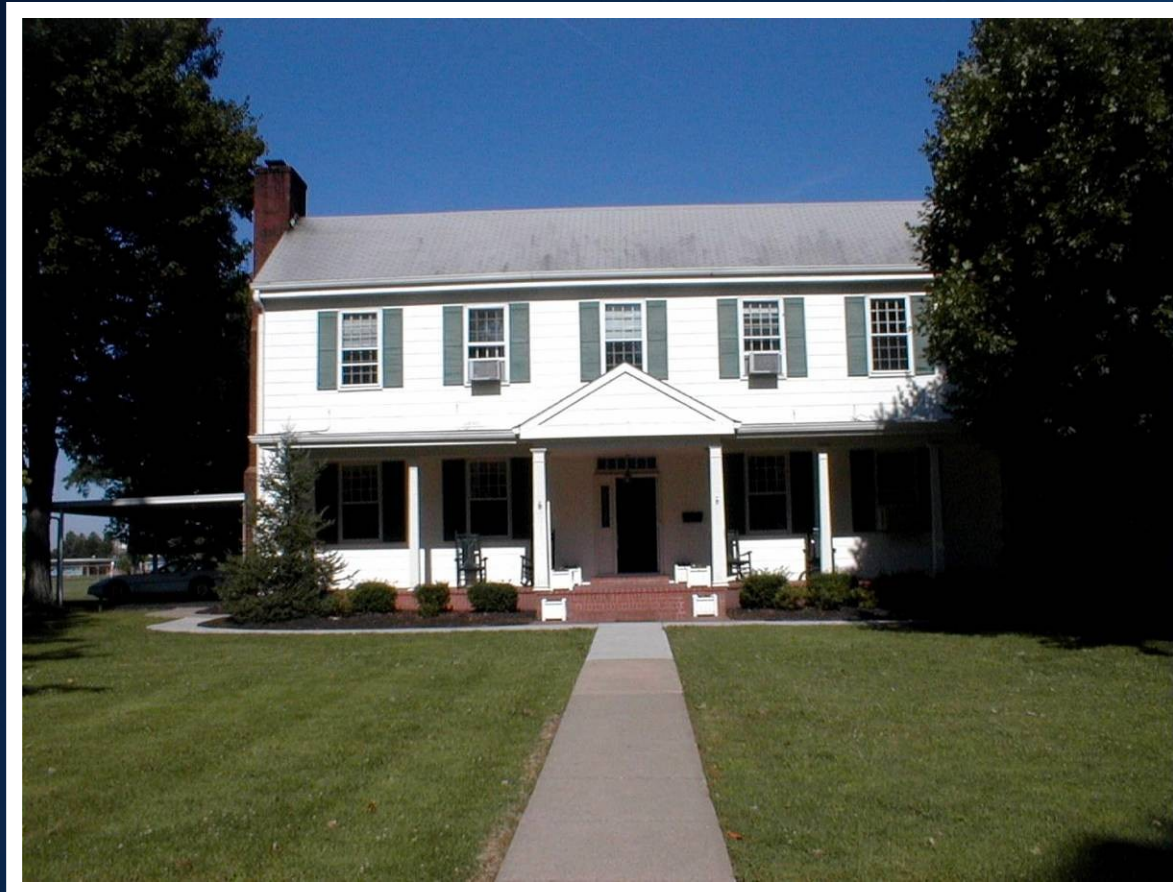


MILCON c. 2003



COL Jim Duttweiler, IMSE-CAM-PW, james.duttweiler@us.army.mil,
DSN 635-9700 COMM (270) 798-9700 27 January 2005

Commanding Generals' House c. 1833



Fort Campbell Family Housing First Day 1 Dec 2003



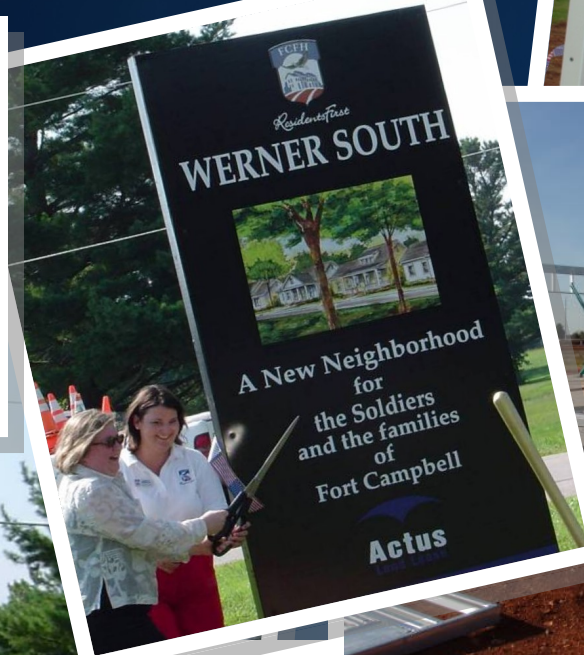
RCI at Fort Campbell

- CDMP began in 2002
- Transition on 1 December 2003 to Fort Campbell Family Housing (FCFH) in partnership with Actus Lend Lease
- 50 year project, 6 year initial development period, \$60 government contribution
- 4255 quarters vs. 4230 original.
Additional government funding will build additional houses (200~400).

Renovations



New Construction





Making Things Better



Special Events





Family Fun Fair with MWR



National Night Out



One Year Later...



Housing Challenges

- Haves vs. Have Mores
 - 100,000 = 53,365 but 1.02 vs 1.05

A BAH Based Program

- Does a house cost more at Fort Belvoir, Virginia, or Fort Campbell, Kentucky?
- ANSWER: FT Belvoir - a \$400,000 house at Fort Belvoir (Springfield, VA) = \$214,000 house at Fort Campbell (Clarksville, TN)
- Does it cost more to build at Fort Belvoir or at Fort Campbell?
- Answer: FT Campbell - Area Cost Factor for FT Campbell = 1.05; FT Belvoir = 1.02
- E6 BAH: \$1,758 vs. \$793

Housing Challenges

- Haves vs. Have Moers
 - 100,000 = 53,365 but 1.02 vs 1.05
- BAH Standards vs. RCI Standards
- Army unit stabilization
- Utility program
- Developers aren't perfect
- Civilian or Military Culture?

Managing Expectations

- “You want me to sign WHAT?”
- Same type house, different rank = different rents
- “I’m PAYING for THIS?”
- “We had RCI at Fort And THEY....”

The Future Army

- High OPTEMPO (frequent deployments)
- Increased expectations of post housing
- Increased need for family programs
- Increasing reliance on non-traditional sources of funding
- Increased demand for un-biased real estate services



Who's it for?



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A composite image featuring a soldier in the foreground and a helicopter rescue in the background. The soldier, on the right, is wearing a helmet with goggles and a camouflage uniform. A patch on his shoulder reads "AIRBORNE" above an eagle emblem. In the background, a helicopter is hoisting a person from the ground. The scene is set against a bright, hazy sky with the sun low on the horizon, creating a silhouette effect for the figures. The text "Who is it for?" is overlaid in the center.

Who is it for?

A composite image featuring a soldier in the foreground and a helicopter rescue in the background. The soldier, on the right, is wearing a helmet with goggles and a camouflage uniform. A patch on his shoulder reads "AIRBORNE" above an eagle emblem. In the background, a helicopter is hoisting a person from the ground. The scene is set against a bright, hazy sky with the sun low on the horizon, creating a silhouette effect for the figures. The text "Who is it for?" is overlaid in the center.

Who is it for?

A silhouette of an eagle in flight, wings spread wide, is positioned in the upper half of the frame. The eagle is flying over a body of water that reflects the bright, golden light of a setting or rising sun. The sun is a large, bright orb on the right side of the image, creating a strong lens flare and illuminating the water with shimmering reflections. The overall color palette is dominated by warm tones of orange, yellow, and gold.

Fort Campbell

***Leading the Way
in the 21st Century***